

PT OF LOTS 73 & 74 OF CITRONA
S/D UNR & LOT 4 OF ELIZABETH
S CARROL S/D DBK 205/362 IN

LEWIS DONNA Z EST
C/O SHELANE COX, P O BOX 1901
BUNNELL, FL 32110

2026

00-00-31-1200-0073-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1993	1,631	147,468
FOP	24	30	1993	7	633
STR	168	10	1993	17	1,537
UGR	420	45	1993	189	17,088
TOTALS	2,243			1,844	166,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	18.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	108.00	194.00	108.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,844	109.0000	114.45	211,046	1956	1970	0	0	0	21.00	79.00	
1 SINGLE FAM 0% - 0 Heated Area: 1631 HX Base Yr													
1903 BEECH ST, FERNANDINA BEACH													
BLD DATE 12/09/2013 KK LGL DATE 03/25/2024 MLU XF DATE INC DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,726	
TOTAL MARKET OB/XF VALUE		2,173	
TOTAL LAND VALUE - MARKET		302,400	
TOTAL MARKET VALUE		471,299	
SOH/AGL Deduction		68,743	
ASSESSED VALUE		402,556	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		402,556	
TOTAL JUST VALUE		471,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,247	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051433	REPAIR/RRF	1,000	03/31/2005
7518	REPAIR/RRF	1,500	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0369/0558	9/23/1982	WD	Q	I		68,500	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: LEWIS CLIFFORD G &							
0117/0377	11/18/1971	WD	Q	I	01	100	
GRANTOR: BOWERS LILLIAN MARSHA							
GRANTEE: BOWERS LILLIAN MARS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 S3 W17 N10 W18 S10 STR=[YR=1993] W19 S8									
UGR=[YR=1993] S20 E21 N20 W21\$ E21 N8 W2\$ E2 S28 E12									
FOP=[YR=1993] S4 E6 N4 W6\$ E38 N31\$.									